

THE HOUSING ELEMENT OF THE CITY OF CHULA VISTA OF 1986

Approved by the Planning Commission on July 9, 1986, under Resolution No. GPA-86-2.


Adopted by the City Council on August 19, 1986, under Resolution No. 12679.

PART 1: The Planning Survey: Identification of Local and Regional Housing Needs and Issues

PART 2: Housing Goals, Objectives, Policies, and Action Programs

This Element, which amends the Chula Vista Housing Element of 1981, is a component of the Chula Vista General Plan.

8/21/86



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## THE HOUSING ELEMENT OF THE CITY OF CHULA VISTA: PART 1





## I. INTRODUCTION

The California State Legislature has declared that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."

In order to implement this goal, Article 10.6 of the California Government Code (Section 65580 et seq.) requires each city and county within the state to adopt a housing element consisting of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing."

The Chula Vista Housing Element is guided by the statewide housing goal and has been structured to conform with the requirements of Article 10.6. It includes an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The housing problems and opportunities thus identified provide the focus for a comprehensive five-year housing plan and action program calculated to address Chula Vista's housing needs through the year 1990.

The Chula Vista Housing Element, as presently constituted, is technically called the Housing Element of 1986. It embodies a comprehensive update of the basic housing data and growth projections, as well as a refinement of the policies and action programs of the adopted Housing Element of 1981, which was reviewed by the State Department of Housing and Community Development. The purpose of the Housing Element of 1986, in essence, is the improvement of the City of Chula Vista's housing efforts, and the increasing of its responsiveness to local and regional housing needs.

The Housing Element of 1986 does address the housing needs of the Montgomery Community with the same degree of specificity which it addresses the balance of the City. The Montgomery Community, which covers about 3.5 square miles, and has a population of approximately 23,000, was officially annexed to Chula Vista on December 31, 1985. Its housing needs have been identified and addressed by the San Diego County Housing Element, as well as this plan. Actually, the final submittal of this was delayed in order to incorporate the identification of Montgomery's housing needs and proposals within this text.

## II. HOUSING NEEDS, RESOURCES AND CONSTRAINTS

### A. Existing Need

Existing housing need is characterized by households which pay more than they can reasonably afford for housing and/or households which live in overcrowded or substandard dwelling units. This section will profile the population and housing characteristics related to these needs, including certain segments of the population which are normally impacted thereby to a greater degree than the population in general.



1. Level of Payment Compared to Ability to Pay

Table 1 compares the income distribution of households for Chula Vista and the region for 1980. The City had a slightly higher percentage of households with incomes less than \$15,000 (44.4 percent versus 43.6 percent), and incomes from \$15,000 to \$50,000 (52.4 percent versus 51.1 percent). The City had a slightly lower percentage than the region of households with incomes over \$50,000 (3.2 percent versus 5.3 percent). The median household incomes in the City were lower than that of the region (\$16,906 versus \$17,107).

TABLE 1  
INCOME DISTRIBUTION - CHULA VISTA AND SAN DIEGO REGION  
1980

Household Income	Chula Vista		Region	
	Number	Percent	Number	Percent
\$0-\$5,000	4,204	10.9	74,605	11.1
\$5,000-\$10,000	6,412	16.7	108,797	16.2
\$10,000-\$15,000	6,476	16.8	109,200	16.3
\$15,000-\$20,000	5,825	15.2	94,243	14.1
\$20,000-\$25,000	4,688	12.2	81,004	12.1
\$25,000-\$30,000	3,672	9.6	60,536	9.0
\$30,000-\$35,000	2,531	6.6	44,097	6.6
\$35,000-\$40,000	1,636	4.3	29,232	4.4
\$40,000-\$50,000	1,719	4.5	32,962	4.9
\$50,000-\$75,000	953	2.5	24,577	3.6
Over \$75,000	253	.7	11,381	1.7
Total	38,369	100.0	670,634	100.0
Median Income	\$16,906		\$17,107	

Source: 1980 Census - includes the Montgomery Community.





Table 2 identifies the distribution of housing value according to the 1980 Census. The City has a higher proportion of low-cost housing (less than \$35,000 in value) than the region (3.5 percent versus 3.3 percent). The City also has a higher proportion of middle cost housing (housing with a value of more than \$35,000 and less than \$100,000) than the region (69.6 percent versus 57.8 percent). Conversely, the City has a lower percentage of high cost housing than the region (25.6 percent versus 38.9 percent).

TABLE 2  
VALUE OF HOUSING - CHULA VISTA AND SAN DIEGO REGION  
1980

Housing Unit Value	Chula Vista		Region	
	Number	Percent	Number	Percent
Less than \$10,000	14	0.1	578	0.2
\$10,000 to \$14,999	45	0.3	814	0.3
\$15,000 to \$19,999	58	0.4	1,210	0.4
\$20,000 to \$24,999	106	0.7	2,104	0.7
\$25,000 to \$29,999	157	1.0	2,359	0.8
\$30,000 to \$34,999	158	1.0	2,599	0.9
\$35,000 to \$39,999	167	1.0	3,031	1.2
\$40,000 to \$49,999	526	3.4	9,126	3.2
\$50,000 to \$79,999	5,632	36.4	81,084	28.8
\$80,000 to \$99,000	4,653	30.1	69,150	24.6
\$100,000 to \$149,000	3,382	21.9	66,349	23.5
\$150,000 to \$199,999	434	2.8	22,733	8.1
\$200,000+	146	0.9	20,669	7.3
Total	15,478	100.0	281,806	100.0
Median Value	\$82,222		\$91,000	

Source: 1980 Census - includes the Montgomery Community.





Table 3 indicates that the City has a lower proportion of both low-cost rental units (less than \$200 per month) and high-cost rental units (more than \$400 per month) than the San Diego region.\* Conversely, the City has a higher proportion of mid-level rental units (\$200 to \$400 per month) especially in the \$200 to \$300 per month rental range.

TABLE 3  
RENT RANGES  
CHULA VISTA AND SAN DIEGO REGION  
1980\*

Rent*	Chula Vista		Region	
	Number	Percent	Number	Percent
Less than \$50	26	0.2	923	0.3
\$50 to \$99	359	2.2	7,942	2.7
\$100 to \$119	225	1.4	5,408	1.9
\$120 to \$139	323	1.9	7,049	2.4
\$140 to \$149	199	1.2	3,531	1.2
\$150 to \$159	303	1.8	7,896	2.7
\$160 to \$169	255	1.5	6,343	2.2
\$170 to \$199	1,675	10.0	27,744	9.5
\$200 to \$249	5,003	30.0	67,878	23.2
\$250 to \$299	4,101	24.6	63,009	21.5
\$300 to \$399	2,923	17.5	55,917	19.1
\$400 to \$499	832	5.0	22,638	7.7
\$500 or more	245	1.5	10,550	3.6
No Cash Rent	200	1.2	5,908	2.0
Total	16,669	100.0	292,736	100.0
Median	\$274		\$281	

Source: 1980 Census - includes the Montgomery Community

\*Gross Rent: Contract rent plus average monthly costs of utilities and fuels.

Housing costs, as a percentage of household income, are an important measurement of local housing market conditions because it reflects the standards that Federal and State housing agencies use not only to measure the housing needs of a community but also to determine the level of assistance those families should be given. Traditionally, the standard measurement of housing cost is that no household should have to spend more than 25 percent of its income to secure adequate housing.



The figures in Table 4 provide a general comparison between incomes and housing costs by identifying the percentage of households that "overpay" (pay more than 25 percent of their income for housing) for owner and rental housing in the City and the San Diego region.

The percentage of total overpayers of all households (for renters and owners as well) in the City and the region are consistent. The renter households in particular pay disproportionate amounts of their income for housing (23.6 percent of the renters in the City pay more than 25 percent of their income for rent as opposed to 12.7 percent of the owner households).

"Lower income overpayers" is the definition used to determine participant eligibility in many Federal and State housing programs. These are the households in the Very Low and Low Income categories (those at or below 80% of the areawide median income) who are paying more than 25 percent of their household income for housing. This group made up 23 percent of all households within the City and 25 percent of all the households within the region.

TABLE 4  
HOUSEHOLD INCOME DISTRIBUTION  
AND OVERPAYERS BY TENURE  
CHULA VISTA AND SAN DIEGO REGION  
1980\*

Income Category**	Households		Overpayers				Renter	
	No.	% ***	Total No.	% ***	Owner No.	% ***	No.	% ***
Chula Vista								
Very Low	6,412	21.1	4,454	14.6	635	2.1	3,819	12.6
Low	4,964	16.3	2,605	8.6	505	1.7	2,100	6.9
Moderate	6,051	19.9	1,884	6.2	839	2.8	1,045	3.4
All Others	12,992	42.7	2,068	6.8	1,844	6.1	224	0.7
Total	30,419	100.0	11,011	36.2	3,823	12.7	7,188	23.6
San Diego Region								
Very Low	150,798	22.5	105,680	15.8	17,521	2.6	88,159	13.2
Low	115,832	17.3	61,125	9.1	13,422	2.0	47,703	7.1
Moderate	129,741	19.3	42,401	6.3	18,323	2.7	24,078	3.6
All Others	274,263	40.9	48,390	7.2	42,209	6.3	6,181	0.9
Total	670,634	100.0	257,596	38.4	91,475	13.6	166,121	24.8





\* Table 4 does not include the Montgomery Community.

\*\* Federal and State housing agencies commonly categorize household incomes in relation to the median income of the general housing market within which the households are located: "Very Low" income households are those earning less than 50 percent of the areawide median income; "Low" income households between 50 and 80 percent; "Moderate" income households between 80 and 120 percent; and "All Other" households 120 percent or more of the areawide median income. The 1980 census areawide median income for the San Diego region was \$17,107.

\*\*\* Percentage of total households.

Source: 1980 Census and 1985 State Department of Finance (Estimate).

## 2. Special Housing Needs

This section briefly identifies the housing market conditions for segments of the population that generate special needs or that have a special impact upon the housing market. Four major segments profiled are the elderly, handicapped, minorities, and single parents. The homeless are also mentioned.

### a. The Elderly

The median age of Chula Vista's population increased from 26.7 years in 1970 to 30.5 years in 1980. The reasons for this increase can be seen in Table 5. The under 20 age group as a proportion of the total population decreased significantly over the ten-year period, while the 60 years and over age group significantly increased. For comparison, the regional median age increased from 25.7 years in 1970 to 28.8 years in 1980. The elderly age group constitutes a large proportion of the demand for smaller units, and seniors often find mobile homes to be an attractive housing alternative.

TABLE 5  
AGE COMPOSITION  
CHULA VISTA  
1970 AND 1980

Age Group	Chula Vista			
	1970		*1980	
	Number	Percent	Number	Percent
Under 20	26,291	38.7	32,986	31.4
20-34	14,961	22.0	27,350	26.1
35-60	19,672	29.0	30,817	29.3
60 and over	6,977	10.3	13,823	13.2
Total	67,901	100.0	104,976	100.0
Median Age	26.7		30.1	

Sources: 1970 and 1980 Census

\*The 1980 Census includes the Montgomery Community.



The elderly household income distribution by owners, renters and total is shown in Table 6. The incomes of elderly households show a substantial concentration in the lower income ranges (under \$15,000) for both owners and renters. More than 66 percent of elderly households made less than \$15,000 in 1980, compared to 41 percent for all households.

TABLE 6  
ELDERLY HOUSEHOLD INCOME DISTRIBUTION  
CHULA VISTA  
1980\*

Income Range	Owners		Renters		Total	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	615	15.2	921	35.6	1,536	23.2
\$5,000-\$10,000	1,013	25.1	741	28.6	1,754	26.5
\$10,000-\$15,000	658	16.3	465	18.0	1,123	16.9
\$15,000-\$20,000	591	14.6	216	8.3	807	12.2
\$20,000-\$25,000	401	9.9	93	3.6	494	7.4
\$25,000-\$30,000	308	7.6	40	1.5	348	5.3
\$30,000 or more	456	11.3	113	4.4	569	8.5
	4,042	100.0	2,589	100.0	6,631	100.0

\*Source: 1980 Census - does not include the Montgomery Community.

b. The Handicapped

Information on handicapped housing needs is virtually non-existent. The Census information is limited to data on work and transportation disabilities. Moreover, the definition of handicapped/disabled varies from one service agency to another.

Work disability proportions among the City's total work population and the region's total work population are very similar. Table 7 shows that 8.6 percent of the population in Chula Vista has a work disability and almost half of the work disabled are prevented from working.



TABLE 7  
WORK DISABILITY  
CHULA VISTA AND SAN DIEGO REGION  
1980

	Chula Vista		Region	
	Number	Percent	Number	Percent
With work disability	6,150	8.9	95,752	7.6
In labor force	2,256	3.2	37,997	3.0
Not in labor force	3,894	5.6	57,755	4.6
Prevented from working	3,141	4.5	45,279	3.6
Not prevented from working	753	1.0	12,476	1.0
No work disability	62,772	91.1	1,157,573	92.4
Total (work population)	68,992	100.0	1,253,325	100.0

Source: 1980 Census - includes the Montgomery Community

The City has a higher percentage of residents over the age of 16 with public transportation disabilities than the County, 8.9% versus 7.6%.

Although there are no cross-tabulations of disability with household income, one could assume that a substantial portion of the handicapped would fall within the lower income limits, especially those households not in the labor force. The handicapped household needs are further compounded by design and location requirements which are limited in supply and often more expensive.

c. Single Parent Households

Single parent households are another group with special housing needs that compete for affordable housing in the City, especially low-cost housing. Table 8 identifies the proportions of single parent households in the City and the region.

d. Large-Family, Agricultural-Worker, and Emergency Housing Needs

The Planning Department's review of A Housing Study for the City of Chula Vista, dated August 1, 1984, and published by SANDAG, does not indicate that the Chula Vista Planning area has a special need for large-family, agricultural-worker, or emergency housing. The affordable housing needs of the people covered by these categories have, therefore, been included in the general, projected housing needs discussed in Section B (pages 12, 13 and 14) of this Element.

During the past five years, 1980-85, about 900 large-size, single-family dwellings, which are suitable for the accommodation of large families, have been constructed in Chula Vista. Several thousand additional dwelling units





of a similar type have been planned for the City and will probably come on-line when the market requires them. Chula Vista's older housing stock, which is substantially comprised of large dwelling units, also provides a source of housing for large families.

The Chula Vista Planning Area includes some large holdings which are presently devoted to agriculture. Those holdings, for the most part, house their workers on site.

The City will continue to monitor the Chula Vista Planning Area's special housing needs, and evaluate the regional housing needs identified by SANDAG. Where these efforts produce evidence that additional affordable-housing policy or programming is clearly required, the Planning Department will undertake the prerequisite studies, and prepare draft amendments to the Element.

TABLE 8  
SINGLE PARENT HOUSEHOLDS  
CHULA VISTA AND SAN DIEGO REGION  
1980

<u>Household Type</u>	<u>Chula Vista</u>		<u>Region</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Male, Single Parents	526	1.4	9,036	1.1
Female, Single Parents	3,011	7.8	53,116	6.8
Sub-Total (Single Parents)	3,537	9.2	62,152	7.9
All Other Households	34,832	90.8	725,719	92.1
Total	38,369	100.0	787,871	100.0

Source: 1980 Census - includes the Montgomery Community.

The City's percentage of single parent households is higher than the region's percentage of single parent households (9.2 percent versus 7.9 percent). Since these households only have one parent as a source of income, they comprise a large proportion of lower income households. Secondly, 85.1 percent of the single parent households in Chula Vista are female-headed households (85.5 percent in the region). This factor also influences the affordability issue because female-headed households have substantially lower incomes than male-headed households.

e. Homeless

A homeless individual may be defined as "someone who regularly has no place to go during a significant part of any 24 hour period". Because of the transient nature of



the homeless, it is impossible to obtain any absolute figures regarding the number.

The homeless do exist in the City of Chula Vista and local service agencies and specific City departments interact with them. As homelessness is a regional issue and there is no emergency shelter in the South Bay, there is a perceived need to work on a regional basis for the establishment of the same.

## 2. Overcrowding

Overcrowding is a measure of the adequacy of a housing unit with respect to family size. This indicator is defined as those housing units with more than one person per room. Table 9 compares the proportion of units that are overcrowded in the City to the proportion of units that are overcrowded in the San Diego region. The City has a slightly lower rate of overcrowded units (in the 1.01 to 1.50 persons per room category). The City has a slightly higher rate of overcrowded units (1.51 or more persons per room) than the region.

TABLE 9  
OVERCROWDED UNITS  
CHULA VISTA AND SAN DIEGO REGION  
1980

<u>Persons Per Room</u>	<u>Chula Vista</u>		<u>Region</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1.00 or less	35,710	93.3	705,410	94.5
1.01 or 1.50*	1,558	4.1	23,928	3.2
1.51 or more*	1,017	2.6	17,362	2.3
Total	38,285	100.0	746,700	100.0

Source: 1980 Census - includes Montgomery Community

\*Overcrowding occurs when a housing unit has more than 1.00 person per room

## 4. Housing Condition

The age of the City's housing stock is an important indicator of the condition of housing. Many Federal and State programs use age of housing to define housing needs and to determine the availability of housing and/or community development funds. For those purposes, the most significant measure of the age of housing is the number of units built before 1939. Table 10 shows that only 3.5 percent of the housing units in Chula Vista were built before 1939 in comparison to 8.1 percent in the





region. 34.4 percent of the City housing units were built since 1970 in comparison to 66.5 percent in the region.

TABLE 10  
AGE OF HOUSING  
CHULA VISTA AND SAN DIEGO REGION  
1985

<u>Year Structure Built</u>	<u>Chula Vista</u>		<u>Region</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1979-March 1980	1,330	3.3	36,638	5.1
1975-1978	5,430	13.5	109,437	15.2
1970-1974	7,178	18.0	141,033	19.6
1960-1969	12,428	30.9	167,369	23.3
1950-1959	9,128	22.8	138,926	19.3
1940-1949	3,193	8.0	61,241	8.6
1939 or earlier	1,412	3.5	63,567	8.9
Total	40,099	100.0	718,211	100.0

Source: 1980 Census - includes the Montgomery Community.

Estimates developed for the City's Housing Assistance plan (HAP) and reproduced in Table 11 indicate the City contains 1,902 substandard housing units. The methodology used several factors for owners (overcrowding, lacking plumbing, and value/age) and renters (overcrowding, lacking plumbing, and a value/age substitute) to estimate substandard housing. Renter-occupied units were 62.7 percent of all substandard units even though renter-occupied units were only 40.9 percent of all housing units. The figures also indicate that the vast majority of substandard units (92%) are suitable for rehabilitation.

TABLE 11  
SUBSTANDARD HOUSING  
CHULA VISTA  
1980\*

<u>Tenure Type</u>	<u>Standard Units</u>	<u>Substandard Units</u>	<u>Substandard Units Suitable for Rehab.</u>
Owner	18,418	710	663
Renter	11,533	1,191	1,094
Total	29,951	1,901	1,757

\*For purposes of this table, the 32 vacant seasonal and migratory units have been grouped together with rental units.



Source: Housing Assistance Plan, Chula Vista, October 1982, Part 1, Housing Assistance Needs

Note: The Montgomery Community included 1,607 substandard units in 1985. This figure is not reflected in the above table.

## B. Projected Housing Needs

### 1. Current Estimates

The population estimates for 1985 by the San Diego Association of Governments provide data on the population and housing counts in the City for January 1, 1985. These figures estimate the population of the City to be 113,145, an increase of 8,169 people over the last five years. The total housing estimate for the City was 42,214 units. This represents an increase of 2,118 units over the last five years, or an annual average increase of approximately 424 units. 36.7% of the increase in housing (777 units) was comprised of single-family units while multi-family units increased by 1,061 units, or 50.1 percent of the increase. Mobile homes increased to 3,707 in 1985 versus 3,427 in 1980 or 13.2% of the total increase in housing.

TABLE 12  
POPULATION AND HOUSING ESTIMATES  
CHULA VISTA  
1985

	<u>1980</u>	<u>1985</u>	<u>Number</u> <u>Categorical Increases</u>	<u>Percent</u>
Population	104,976	113,145	8,169	7.2
Housing (Total)	40,096	42,214	2,118	5.0
Single Family	21,499	22,276	777	3.5
Multiple Family	15,170	16,231	1,061	6.9
Mobile Home	3,427	3,707	280	7.6

Sources: 1980 Census and 1985 SANDAG estimates

\*Includes Montgomery Community

### 2. Population and Housing Projections

Projections of growth in population and housing in the San Diego region are provided by SANDAG through the Regional Growth Forecasts. The current process for producing the forecasts involves two major steps. The first is to develop the regional totals of population, housing, and employment that reflect the overall demand for housing and jobs that can be expected for each year between 1980 and 2000. The second phase distributes these activities to communities within the region.



The forecasts, which have been adopted by the City are identified in the subsequent analysis. Table 13 identifies the population growth in the City, the Chula Vista General Planning Area, and the region. The boundaries of the Chula Vista General Planning Area are San Diego Bay on the west, the South Bay Freeway (SR-54) to the north, the Sweetwater and Otay Reservoirs on the east, and the Otay Valley to the south. Although the City's population will increase at a rate that is less than half as much as the region's population growth rate from 1980 to 2000, the City's general planning area population is expected to gain 69,000 people over those 20 years, a 59 percent increase.

TABLE 13  
POPULATION GROWTH  
CHULA VISTA AND SAN DIEGO REGION  
1980-2000

Area	1980	1990*	2000*	1980-2000 Increase	
				Number	Percent
*Chula Vista	83,900	101,500	102,100	18,200	21.7
Chula Vista GPA	116,700	156,600	185,700	69,000	59.1
San Diego Region	1,861,800	2,335,000	2,699,200	837,400	45.0

Source: SANDAG Series 6 Regional Growth Forecasts

\*The City of Chula Vista population for 1980 and projections do not include the Montgomery Community. The Chula Vista GPA does include the Montgomery Community.

Similar projections are made for housing growth during the same time frame. Table 14 identifies the housing growth in the City, the Chula Vista General Planning Area, and the region. Although the rate of increase in the number of housing units in the City will be less than the region's rate of increase in the number of housing units (30.9 percent versus 55.7 percent), the City's general planning area is expected to gain 27,700 housing units over the next 20 years. If the City limits expand to its GPA boundaries, the City's rate of increase by the year 2000 would thus be 66 percent.

TABLE 14  
HOUSING GROWTH  
CHULA VISTA AND SAN DIEGO REGION  
1980-2000

Area	1980	1990	2000	1980-2000 Increase	
				Number	Percent
*Chula Vista	30,400	54,546	55,652	25,252	54.6
Chula Vista GPA	41,900	57,100	69,600	27,700	66.1
San Diego Region	670,100	865,800	1,043,200	373,100	55.7





Source: SANDAG Series 6 Regional Growth Forecasts

\*Chula Vista does not include the Montgomery Community. The Chula Vista G.P.A. does include the Montgomery Community.

### 3. Reduction in the Supply of Affordable Housing

Private and often public redevelopment activities which accompany growth in the local housing market may displace a certain number of older, affordable housing units. Conversions of apartments to condominiums may also deplete the affordable housing stock. No displacement is anticipated as a result of City-sponsored redevelopment efforts.

### 4. Share of the Regional Housing Need

Based upon the concept that all localities within a given housing market area share the responsibility for addressing the housing needs of all economic segments of the market area population, the State requires each jurisdiction to include within its housing element its share of the regional housing needs for all income levels. It is further required that the distribution of regional housing needs avoid concentration of lower income households in those jurisdictions which already contain a relatively high proportion of such households.

In response to these State requirements, SANDAG has prepared and all the region's cities and the County have adopted the Regional Housing Needs Statement. Table 15 identifies the Housing Needs Statement figures for Chula Vista and the San Diego region, including the income distribution of all households expected to be added between 1985 and 1990, and the five-year "fair share" goal for the lower income households requiring assistance. The "fair share" figures are designed to address the State's requirement to avoid further concentration of lower income households.

TABLE 15  
HOUSING NEEDS STATEMENT  
CHULA VISTA AND SAN DIEGO REGION  
1985-1990

	<u>Chula Vista</u>	<u>Region</u>
Total Household Growth	9,210	194,190
Very Low	2,047	43,693
Low	1,575	33,594
Moderate	1,778	37,478
All Other	3,764	79,425
"Fair Share" Goal	764	16,613

Source: SANDAG Final Series 6 Regional Growth Forecast, SANDAG Regional Housing Needs Statement Tables, and SANDAG Staff Work Tables. The Montgomery Community is included.

NOTE: Figures do not reflect housing vacancy factor.



## C. Land Inventory

In order to accommodate the future demand for dwelling units, an adequate number of appropriately zoned and publicly served building sites must be available within the community. Table 16 shows the breakdown of available residential acreage and potential dwelling units by density category for the standard zones within the City. Thus it can be seen that there is currently enough vacant, publicly served residential acreage to accommodate approximately 14,354 additional housing units. The table also shows the potential for mobile home and manufactured housing development, both of which are allowed by right in the City's single-family zones. Since Chula Vista has designated enough land to adequately meet its present and future housing needs, the recycling of commercial or industrial territory to residential use would serve no substantial purpose.

TABLE 16  
RESIDENTIAL ACREAGE AND  
POTENTIAL DWELLING UNITS  
CHULA VISTA  
1984

<u>Residential Density</u>	<u>Zoning Districts</u>	<u>Vacant Acres</u>	<u>Maximum Potential Dwelling Units</u>
Low (1-3 du/ac)	R-E, R-1-15	91.04 (25.41)*	217
Medium (4-12 du/ac)	R-1, R-1-5, R-1-10 R-3-P	308.66 (262.95)*	2,091
High (13-26 (du/ac)	R-2, R-3-G	34.42	575
Very High (27-43 du/ac)	R-3, R-3-H	41.30	1,969
Low to Very High (5.3 du/ac average)	P-C**	1530.00	8,098
Low to 29 du/ac***	RS-4, RS-6, RS-7 RV-29, RV-15, R-C	136.43	1,404
Total		2141.85	14,354

\* The figures in parenthesis represent the proportion of acres which are available for mobile homes and manufactured housing as well as site built housing.

\*\* Represents Eastlake I and El Rancho Del Rey Planned Communities.

\*\*\*Represents Montgomery - from land use inventory 1986.

Source: Chula Vista Land Use Inventory

## D. Constraints

The State law requires local housing elements to include a constraints analysis. The purpose of such an analysis is to identify those governmental and non-governmental constraints unique to the community that may inhibit the development, maintenance or



improvement of housing. Governmental constraints may include land use controls, building codes and code enforcement, site improvement requirements, and fees and other exactions. Non-governmental constraints could include availability of financing, price of land and cost of construction.

A review of Chula Vista's ordinances and policies related to development standards and fees reveals that none represent an unwarranted constraint to the provision or improvement of housing: there is sufficient residentially zoned acreage of various densities to accommodate projected growth of a wide variety of dwelling types; development standards and enforcement procedures are those necessary to ensure housing of adequate livability and lasting value; and, fees and other exactions are geared to the present realities of municipal finance. In the past, the City has shortened and consolidated processing procedures, instituted density bonuses and relaxed development standards where it appeared that such measures could be taken without compromising environmental quality or public safety. Similarly, the City will continue to monitor its ordinances and policies to ensure that they are consistent with the provision of affordable housing in sound and stable residential neighborhoods.

The non-governmental or market factors which may inhibit the development or improvement of housing can change dramatically over the course of the five-year planning horizon of the Housing Element. Generally speaking, however, the median cost of housing has leveled off during recent months.

According to the Economic Research Bureau of the Greater San Diego Chamber of Commerce, the median price of an existing home in the County rose 4.9 percent over the last year. When adjustment is made for inflation, however, the median price over that period of time actually declined by 1.2 percent.

#### I. Programs Designed to Promote Citizen Participation

Citizen participation in the formulation and preparation of the Housing Element has been provided by the Human Relations Commission, which acts as the official local citizens housing and advisory committee for the City of Chula Vista. Further public input and comment will be solicited by the Planning Commission and City Council during their public hearings on the plan.

The implementation of the Housing Element cannot be successful in the absence of its manifestation of a patent responsiveness to the needs and desires of the people of the Chula Vista Planning Area. The active support of local citizens and groups should be solicited during each phase of the City's Action Program for the implementation of the Housing Element. The Human Relations Commission, as the Housing Element Task Force, will promote citizen participation in Chula Vista's manifold housing and residential planning programs.





J. Foreseeable Obstacles to the Implementation of the Housing Element and Possible Solutions

1. Problem: Housing for Low and Moderate Income Families

Low income families, retired people on fixed incomes, large families and households headed by widowed or divorced people often cannot compete in the housing market for sound dwellings which are located in suitable living environments. This group of people cannot procure adequate financing, and usually must gravitate to declining residential areas. In the Chula Vista Planning Area, naval families tend to swell the ranks of the low and moderate income groups. The rampant inflation of the 1970's has especially hurt low and moderate income families.

Solution:

The National Housing and Community Development Act of 1974, through its rent supplement programs and Block Grants, should provide much housing assistance to low and moderate income families.

2. Problem: Federal Assistance Programs

Local residents tend to manifest resistance to federally sponsored programs. In many cases, federal restrictions attached to federal programs discourage their use. Public housing, and its preemption of local control, is especially unpopular.

Solution:

Federal housing programs should be tailored to the needs of individual communities. In the 1980's, however, the need is for additional federal programming. The housing of low and moderate income families requires imaginative and bold federal subsidy programs.





THE HOUSING ELEMENT OF THE CITY OF CHULA VISTA: PART 2



"The best security for civilization is the dwelling, and upon proper and becoming dwellings depends more than anything else the improvement of mankind. Such dwellings are the nursery of all domestic virtues and without a becoming home the exercise of these virtues is possible."

- Benjamin Disraeli

Fair Chula Vista. One of the most beautiful spots on the globe; better suited for fine houses than any spot in California.

- "National City Record"  
December, 1887



## I. INTRODUCTION

"The Housing Element, Part 2" is designed to bring the City of Chula Vista into a state of full compliance with Section 65302(c) of the State Planning and Zoning Law, as amended, which requires that all local general plans contain:

"A housing element, to be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provisions for the housing needs of all economic segments of the community."

In order to meet the charge of Section 65302(c), the Housing Element Guidelines promulgated by the State Department of Housing and Community Development (HCD), and the broader National Housing Goal - "a decent home and a suitable living environment for every American family" - Part 2 is substantially founded upon the surveys and problem identifications incorporated within Part 1 of the Housing Element, entitled "The Housing Situation for the City of Chula Vista." Part 1 clearly recognized the need for a comprehensive program for the provision of housing for low and moderate income groups in the Chula Vista Planning Area, and Part 2 provides a long-range plan and action program which are calculated to meet the said need.

## II. SUMMARY

### GOALS, GENERAL OBJECTIVES, POLICY

#### A. Goals

The following goals jointly constitute the overall aim of the Housing Element of the City of Chula Vista.

1. The provision of decent housing in well-planned neighborhoods for low, moderate, middle and upper income families and individuals.
2. The solution of the major housing and residential problems identified in Part 1 of Chula Vista's Housing Element.
3. The systematic renewal, rehabilitation, conservation, and improvement of the residential neighborhoods of the Chula Vista Planning Area.
4. The encouragement of private sector leadership in the solution of local, Planning Area and regional housing problems.

#### B. General Objectives

The following general objectives jointly recite the specific aims of the Housing Element of the City of Chula Vista.

1. The overall increase of the housing stock of the Planning Area.





2. The provision of adequate housing for the elderly, handicapped, large families and persons and families of low or moderate income, and the homeless.
3. The broadening of local residents' choice of housing, housing types, and living environments.
4. The protection of the quality-of-life of existing settlements within the Planning Area.
5. The reduction of the San Diego Region's unmet need for affordable housing.
6. The integration of low and moderate income housing into the existing middle-class residential neighborhoods of the Planning Area, and the preclusion of the establishment of "ghettoes" or low-income enclaves.
7. The active encouragement of the private sector's participation in the City of Chula Vista's effort to promote the development of affordable housing.
8. The provision of adequate public works, facilities and infrastructure.
9. The effective utilization of State and Federal grants and subventions for the promotion of decent, affordable housing within the Planning Area.
10. The total elimination of racial, age, religious and sexual bias in housing.
11. The coordination of local affordable housing efforts with those of the State of California, the Federal Government, the County of San Diego, SANDAG and neighboring municipalities.

#### C. Policy

1. The City of Chula Vista supports the "balanced community concept" and recognizes that ethnic, social and economic enclaves are inconsistent with the democratic principles of the American republic. The City, therefore, encourages its citizens and builders to avoid the establishment of "ghettoes" herein, and to support the development of neighborhoods which provide housing for people from all economic classes, racial stocks and age groups.

2. The admixture of residential neighborhoods and incompatible industrial or commercial uses shall be prevented. This admixture tends to result in residential decline and blight, and the consequential reduction of the quality of life, and the value of real property.

3. Nonconforming uses and dilapidated structures should be removed from residential areas. Nonconforming uses, if allowed to remain on an indefinite basis, tend to encourage zoning violations and ill-advised zoning amendments.



4. The City of Chula Vista shall encourage neighborhood conservation and rehabilitation programs. These programs protect peripheral, sound housing, and constitute an effective counter-attack against the wasteful practice of destroying old, but well-designed houses. The Community Development Department shall be responsible for the effectuation of this policy and shall recommend the expenditure of adequate funds for the subject purpose in its "Block Grant" allocation proposals.

5. Good, sound housing, situated in stable residential neighborhoods, should be provided for relocated families.

6. Public facilities, such as water, sewer, and effective drainage shall be provided throughout the City. These facilities will help deter residential decline and blight infestation.

7. Modern housing concepts shall be encouraged in new residential developments throughout Chula Vista. These should take the form of cluster gardens, common-green projects, planned unit developments, garden apartments, townhouse projects, mobile home parks, subdivisions and condominium projects. These concepts, if properly effectuated, could be effectively blended with new single family dwelling developments and provide a physical basis for the implementation of Chula Vista's "balanced community" goals.\*

8. Residential environments should be enhanced by the provision of internal and adjacent open space, such as parks, squares, cirsi, vestpocket parks, malls, common greens, plazas, hiking trails, bridle paths, bicycle paths and trails, and pure undisturbed, nonmanicured open space. The provision of adequate open space, as required by the Zoning Ordinance, the Park Land Dedication Ordinance and other developmental policies, should be a condition of approval of all new and expanded building programs.

9. Low and moderate income households are entitled to the same residential and environmental amenities as those which are standard to other families. Scaled-down amenities and qualities can be erosive to the urban fabric, and should be carefully planned or avoided. Notwithstanding these factors, density bonuses allowed under the PUD Policy are feasible where such bonuses produce improved patterns of open space, better dwellings and "balanced communities."

The Planned Community (PC) and Planned Unit Development (PUD) zonal regulations are designed to accommodate experimentation. Developers with innovative programs for the reduction of building costs, therefore, shall be encouraged to use the flexible PC or PUD provisions.

10. The City shall endeavor to protect its stock of low and moderate income housing from the erosive effects of private and public rebuilding activities. Chula Vista's "MHP" Exclusive Mobile Home Park Zone provides such protection.\*\*

\* The El Rancho del Rey Specific Plan and EastLake I Plan which cover approximately 2300 and 1268 acres of land, respectively, call for a variety of housing types, clustering and other "new" and experimental development concepts. The plans are now a part of the Chula Vista General Plan.

\*\* The City's recent financial and administrative assistance in conjunction with the conversion of the Orange Tree Mobile Home Park to a tenant-ownership program, effectuates this statement of policy.



11. The City's Housing Element shall be implemented in close cooperation with the San Diego Association of Governments, the County of San Diego, the several cities in the South Bay Area and the State Department of Housing and Community Development.

12. The City shall continue to regulate residential condominium and stock cooperative conversions in order to protect existing tenants and promote the orderly growth and amenity of Chula Vista. If such conversions adversely affect the availability of housing for low and moderate income households to an appreciable extent, the City shall adopt remedial measures.

13. All new residential condominium and stock cooperative projects and all of such projects created through the conversion process shall provide those amenities which are incidental to home ownership. These amenities shall include, but not limited to, adequate storage, ample off-street parking, usable common and private open space, and good townscape planning, as called for by the Design Manual of the City of Chula Vista and the Town Centre Design Manual.

14. The Planning Department shall review the Housing Element and its Action Program on a continuing basis. The City's Housing Task Force of the Human Relations Commission shall annually review the element and program and shall report its findings and recommendations thereon to the City Council.

### III. ACTION PROGRAM

The implementation of the Housing Element will require the institution of an Action Program designed to increase the availability of the City's housing stock, the improvement of existing neighborhoods and the creation of new residential areas. The success of this program is dependent upon the cooperation and active participation of government, neighborhood groups, builders and other interested citizens.

The Action Program, which is subdivided into the following constituent programs, is directed at the solution of Chula Vista's housing problems.

- A. Neighborhood Planning and Improvement Program.
- B. Plan for the Removal of Dilapidated Structures.
- C. Affordable Housing Program.
- D. Capital Improvement Program for the Implementation of the Housing Element.
- E. Development of Nonurbanized Parcels.
- F. Energy and Water Conservation.
- G. Affordable Housing Within the Coastal Zone.





H. Relocation of Displaced Families.

I. Programs Designed to Promote Citizen Participation.

J. Foreseeable Obstacles to the Implementation of the Housing Element and Possible Solution.

A. Neighborhood Planning and Improvement

This program would provide the vehicle for the preparation of detailed neighborhood improvement plans and courses of action. Interested neighborhood groups could develop neighborhood improvement plans which would concentrate on the improvement of housing within their spheres of influence. Basically, these plans would constitute conservation or rehabilitation programs. The participating residents and property owners would be expected to improve and maintain their real property in accordance with their neighborhood plan. The City of Chula Vista would provide technical and professional assistance to the neighborhood planning groups, and undertake, when practical, the improvement and establishment of public facilities and public education programs on home maintenance. Goal of the subprogram: Sound residential neighborhoods, designed to remain stable over a long period of time.

The Community Development Department, through its Block Grant program, is successfully conducting the rehabilitation and conservation efforts called for under this program. The said department's success is partially based upon its "outreach" approach.

In addition to the Community Housing Improvement Program (CHIP), Block Grant funds are devoted to the Chula Vista Mobile Home Replacement Program. The Chula Vista Low and Moderate Income Housing Fund supported by 20% of the proceeds received from the sale of redevelopment bonds, will be broadly used to augment the supply of housing for low and moderate income families and individuals.

B. Removal of Dilapidated Structures

The existence of dilapidated structures creates a blighting influence on adjacent housing in a neighborhood which is generally sound. A program for the removal of housing, which is in such a derelict condition that it is no longer economically repairable, is successfully pursued in this municipality. This program, which requires the strict enforcement of the City of Chula Vista's Building and Housing Codes, is governed by the "Dangerous Building" provisions, Volume IV of the adopted Uniform Building Code of the City of Chula Vista. The Director of Building and Housing directs this program. The effectuation of the Housing Element will require the continuing implementation of Volume IV.

C. Affordable Housing Program

1. The City of Chula Vista shall encourage the Federal and State governments to create new and viable programs which promote the adequate housing of low and moderate income groups and disadvantaged families.



2. The City of Chula Vista expects every developer to address the problem of housing low and moderate income families and individuals. Where proposed projects exceed fifty dwelling units, the municipality expects the involved developers to explore methods to devote a minimum of 10% of the said units to low and moderate income housing. This program calls for the developer's exploration and investigation of Federal and State subsidy programs, and other economically-feasible means of reducing the cost of housing.

3. In order to ease the burden which the above subprogram places upon developer, the City of Chula Vista shall grant maximum 25% net density bonuses, where such would not adversely affect the order, amenity, or stability of adjacent land uses, or where such bonuses would not augment density bonuses mandated under Section 65915 of the State Government Code. The number of housing units constituent to a density bonus granted by the City shall generally equal the number of low and moderate income housing units provided by the developer.

4. The City of Chula Vista may reduce or waive municipal fees, or participate in the development of on or off-site improvements, where a minimum of 25% of the housing units of a project are devoted to the accommodation of low or moderate income households.

The density bonuses authorized under this subprogram shall not exceed 25% of the dwelling units permitted under the zoning regulations, and shall not augment bonuses mandated by State law. (See Subprogram 15, *infra*.)

5. The City of Chula Vista shall develop expeditious ("fast track") procedures for the processing of low and moderate income housing projects. These procedures should involve "check lists" and organizational routines which are designed to accelerate the delivery of technical services. Where areawide EIR studies are feasible, they should be utilized in order to shorten the subsequent environmental reviews of individual projects.

6. The City of Chula Vista shall fully participate in the County's efforts to locate Section 8 leased housing throughout the San Diego Region. This participation will require Chula Vista to accept a pro rata share of this type of Federally-sponsored, rent-supplement housing.

7. The City of Chula Vista shall require developers of projects which contain more than fifty dwelling units to participate in an "Affirmative Fair Marketing Plan," such as the BCA/HUD program. The Community Development Department shall administer this subprogram on a continuing basis. (Explanatory Note: An "Affirmative Marketing Plan" is initiated by an agreement between a developer and the U.S. Department of Housing and Urban Development. Under this agreement, the developer prepares a market plan which is designed to attract prospective home buyers or tenants from all groups within a given market area. The primary objective of this "outreach" plan is the enlargement of housing opportunities.)



8. The City of Chula Vista shall continue to participate in SANDAG's regional program for the fair share allocation of lower-income housing, and shall continue its effort to provide more lower-income housing than the said program requires. The City Council has officially accepted SANDAG's lower income household assistance formula and the statement of Chula Vista's fair share allocation, embodied therein. Under this formula, Chula Vista's good faith and diligent demonstration would entail this municipality's earnest endeavor to provide assistance to 740 lower income households during the 1985-1990 period.

9. In accordance with the Housing and Community Development Act of 1974, the City of Chula Vista shall prepare, adopt and execute the plans and programs which are prerequisite to this municipality's eligibility for "Block Grants." These grants shall be devoted to the improvement of Chula Vista and the solution of the low and moderate income housing problems therein.

10. The City of Chula Vista, at the current and advance planning levels, shall promote the development of adequate housing for all economic segments of the people in the Chula Vista Planning Area. The City shall especially encourage the development of housing for the elderly and the handicapped.

Density bonuses and waivers of certain development standards, which are currently available under the municipal code's Low and Moderate-Income Senior Housing provisions are expected to produce at least 60 units of renter new construction elderly/handicapped, and 40 units of homeowner new construction elderly/handicapped, within the next 3 to 5 years..

11. The City shall also recognize that homelessness is a regional problem and that the provision of an emergency shelter in the South Bay region is a means of answering that problem. Community Development Staff, towards this end, shall continue to sit on several regional committees concerned with the homeless and specifically geared toward assessing the possibility of locating an emergency shelter in the South Bay.

12. The City of Chula Vista shall foster the establishment of affordable housing for low and moderate income households within the Bayfront Redevelopment Project Area.

13. The voters of Chula Vista have approved, through an Article XXXIV referendum election, the development of public housing. If necessary, the City will attempt to increase its public housing authorization.

14. The City of Chula Vista shall continue to actively seek State and Federal subsidies for moderate and low income housing. This effort shall include, but not limited to, the following five-year programs:

- a. Section 202: 80 units of renter new construction in the elderly/handicapped category.







- b. Low-Rent Public Housing: 150 units of renter new construction, including 36 elderly/handicapped, 105 small family and nine large family.
- c. Section 8 Existing: 455 units of renter existing, including 37 elderly/handicapped, 370 small family, and 48 large family.
- d. HUD Rental Rehabilitation Program: 75 units of renter rehabilitation of two and three bedroom units, with Section 8 rental subsidies provided.
- e. Housing Rehabilitation: 200 units of homeowner rehabilitation, including 115 elderly/handicapped, 67 small family, and 18 large family.
- f. Shared Housing Study: 300 units of renter existing elderly/handicapped.

15. The City of Chula Vista shall encourage the establishment of mobile home Parks and subdivisions in order to increase its stock of affordable housing. It shall utilize its MHP Exclusive Mobile Home Park zone to protect existing and annexed mobile home parks and their residents.

Chula Vista, through the coordinated efforts of its Planning, Building and Housing; and Community Development Departments, shall encourage the development of modular-housing and factory-built housing projects within the several communities of this municipality. Housing produced through the employment of industrial-age methods and techniques should eventually be more cost-effective and affordable. These method and techniques converted the motor car from the sports equipment of the wealthy to the personal transportation of the masses, and their application to housing provides much promise.

16. The City of Chula Vista shall encourage the proposal of demonstration projects which utilize experimental planning, development and design techniques in an effort to produce well-ordered, low and moderate income housing. Under such projects, the City shall consider the tailoring of its preannounced land-use, bulk and height standards to the needs of the developers, provided that such tailoring is consistent with sound city, townscape and public works planning.

Demonstration projects could collectively produce a substantial number of affordable housing units. They could also develop techniques which could be employed throughout the Chula Vista Planning Area and San Diego Region.

17. Where practical, the City shall consider the use of tax-exempt revenue bonds for the purpose of underwriting a portion of the cost of low and moderate income housing. The proceeds from the sale of these bonds could also be used to reduce the interest on purchase-money loans for such housing.



18. Prior to the submittal of residential development plans for processing, developers shall confer with the City Planning and Community Development Departments on the matter of affordable housing. These pre-planning conferences shall be used to apprise developers of local housing needs and policies; available affordable housing incentives; and, current State and Federal legislation and programming with respect to housing. These conferences should also provide a mechanism for private-public negotiation, and the formulation of incremental affordable housing programs.

19. In the selection and/or review of sites proposed for non-market rate housing, the City shall be guided by the following standards:

- a. The site and neighborhood must be suitable for the type and density of housing proposed, and adequate public services and facilities must be available to service the development.
- b. The site must be free from severe adverse environmental or social conditions, unless there is an adopted program to remedy the undesirable conditions.
- c. The housing must be reasonably accessible to employment and to appropriate social, recreational, educational, commercial and health services that are typically found in market-rate residential neighborhoods.
- d. The site must promote greater housing opportunity, and must not act to unduly concentrate racial, ethnic or economic minorities into any one area of the City.

20. The City Planning and Community Development Departments shall monitor the private and public production and maintenance of affordable housing within Chula Vista and shall annually report its findings to the City Council. Where this monitoring activity indicates that Chula Vista's land-use, subdivision, or housing policies or regulations should be amended in order to foster the production or protection of essential affordable housing, the said departments shall officially recommend appropriate action.

D. Capital Improvement Program for the Implementation of the Housing Element

The future construction and installation of needed public facilities in the residential neighborhoods of the City of Chula Vista should be programmed in the City's Capital Improvement Plan. This plan should be reviewed annually by the Planning Commission in order to assure the people that capital expenditures are consistent with, and responsive to, the Housing General Plan Element, Neighborhood Improvement Plans and other housing programs and subprograms.



#### E. Development of Nonurbanized Parcels

At such time as it is appropriate for undeveloped lands within the Planning area to be urbanized, the City should regulate such urbanization with a view toward establishing orderly, stable and beautiful residential neighborhoods.

These lands should be developed with sound housing in good environments. The City of Chula Vista should promote the establishment of inclusionary and "balanced communities" in its new territories. Developers should create well-planned, mixed-income residential complexes in an effort to attract all age groups and economic segments of the community.

#### F. Energy and Water Conservation

As the urban centers of the San Diego Region grow in population and territorially expand, the demand for energy and domestic water will correspondingly increase. This increase will create a need for new sources of supply and require innovative and bold action resource-allocation planning. It will also recall for a cardinal emphasis upon energy and water conservation.

The Chula Vista City Council, on December 9, 1978, under Resolution No. 9416, adopted a "Policy for the Conservation of Energy and Water Within the City of Chula Vista." This policy, which is hereby incorporated by reference into the Action Program of the Housing Element, stresses the interrelationship and linkage between energy and water conservation, and comprehensive physical planning, including the planning for housing and residential development. The said interrelationship and linkage are especially important where affordable housing is concerned. If the cost of public utilities continues to increase at the rates experienced during the past decade, the overall benefits achieved through the implementation of the Housing Element, on behalf of low and moderate income households, could be substantially reduced, in the absence of meaningful conservation measures.

The guidelines of the Policy do not call for unproven solutions, but stress fundamentals, such as the solar orientation of buildings; the scientific use and arrangement of landscape materials; the interrelationship of land use and open space; the promotion of townhouse, patio-home, and terrace-house projects, which are energy efficient; the discouragement of urban sprawl; and, the installation of energy and water conservant appliances and building features.

Chula Vista's Policy for the Conservation of Energy and Water shall be implemented as a part of this municipality's normal zoning, subdivision map, code enforcement, design review and redevelopment, processes and procedures.

#### G. Housing in the Coastal Zone

The future development of housing in the Coastal Zone of the City shall be accomplished with the application of the Affordable Housing Program (Part III, C, above). In accordance with that Program and with applicable state law, the





City will expect developers of Coastal Zone housing projects to utilize available methods to provide, where feasible, a minimum of 10% of said units for low and moderate-income housing. Where it is not feasible to provide those housing units in the proposed new housing developments, the developer will be expected, where feasible, to provide the units at another location in the City within the Coastal Zone or within three miles of the Coastal Zone. "Feasible" shall be defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technical factors." Available methods to accomplish such low and moderate-income housing may include density bonuses, tax exempt financing, waivers of fees, financial participation by the Redevelopment Agency or the City, and federal and state subsidy programs. The City and the Redevelopment Agency shall consider the application of all feasible methods of assistance to proposed developments to enhance the provision of low and moderate-income housing by those developments. Also in accordance with the Program, the City shall utilize expeditious processing to assist the development of such projects.

Where conversion or demolition of housing units in the Coastal Zone occupied by low or moderate-income households is proposed, that conversion or demolition will be regulated by the City in accordance with State law. When such conversion or demolition occurs, replacement of such housing will be required within the Coastal Zone or, where infeasible, within three miles of the Coastal Zone. Such replacement will be accomplished within three years of the commencement of conversion or demolition. Where conversion or demolition of low and moderate-income units is a result of private action, the party taking action will be required to provide the replacement housing units. Where conversion or demolition is a result of City or Redevelopment Agency action, the City or Redevelopment Agency will provide the replacement housing units.

Since January 1, 1982, no new housing units in the Coastal Zone have been approved for construction. Therefore, no low or moderate-income units have been required.

Since January 1, 1982, demolition of one housing project in the Coastal Zone occupied by low or moderate-income households has occurred. The Marina Motor Motel was a 35-unit visitor-serving recreational facility operating primarily as a residential hotel. The facility was acquired by the Redevelopment Agency and demolished. All occupants were provided with relocation assistance. However, replacement housing as required under Government Code Section 65590 was not provided and will not be provided due to the fact that the structure was declared a public nuisance to be abated due to serious health and safety violations, thereby not being subject to the replacement housing provisions of said Government Code Section.

#### H. Relocation of Displaced Families

During the growth and expansion of the City of Chula Vista, there will be times when existing dwellings will have to be acquired and removed. This





acquisition and relocation may be the direct or consequential result of highway construction, urban renewal, or public facility development. Code enforcement might cause the removal of additional residences from Chula Vista's housing inventory. Prior to the commencement of programs which would displace individuals or families, the City of Chula Vista shall endeavor to relocate these people in standard, affordable housing, sited in suitable neighborhoods. The relocation of individuals and families from one depressed area to another would not meet the policy guidelines of the Housing Element and would tend to augment urban decline.

#### I. Programs Designed to Promote Citizen Participation

Citizen participation in the formulation and preparation of the Housing Element has been provided by the Human Relations Commission, which acts as the official local citizens housing and advisory committee for the City of Chula Vista. Further public input and comment will be solicited by the Planning Commission and City Council during their public hearings on the plan.

The implementation of the Housing Element cannot be successful in the absence of its manifestation of a paten responsiveness to the needs and desires of the people of the Chula Vista Planning Area. The active support of local citizens and groups should be solicited during each phase of the City's Action Program for the implementation of the Housing Element. The Human Relations Commission, as the Housing Element Task Force, will promote citizen participation in Chula Vista's manifold housing and residential planning programs.

#### J. Foreseeable Obstacles to the Implementation of the Housing Element and Possible Solutions

##### 1. Problem: Housing for Low and Moderate Income Families

Low income families, retired people on fixed incomes, large families and households headed by widowed or divorced people often cannot compete in the housing market for sound dwellings which are located in suitable living environments. This group of people cannot procure adequate financing, and usually must gravitate to declining residential areas. In the Chula Vista Planning Area, naval families tend to swell the ranks of the low and moderate income groups. The rampant inflation of the 1970's has especially hurt low and moderate income families.

##### Solution:

The National Housing and Community Development Act of 1974, through its rent supplement programs and Block Grants, should provide much housing assistance to low and moderate income families.



## 2. Problem: Federal Assistance Programs

Local residents tend to manifest resistance to federally sponsored programs. In many cases, federal restrictions attached to federal programs discourage their use. Public housing, and its preemption of local control, is especially unpopular.

### Solution:

Federal housing programs should be tailored to the needs of individual communities. In the 1980's, however, the need is for additional federal programming. The housing of low and moderate income families requires imaginative and bold federal subsidy programs.

## 3. Problem: The Construction and Finance Industries

Private investment in the construction of new housing for low and moderate income families is not very lucrative. Investment in the production of housing for higher income families is more profitable. While inflation and high interest rates have adversely affected the entire housing market, they have virtually excluded lower-income families therefrom.

### Solution:

The City of Chula Vista shall officially encourage house builders to provide a variety of housing units, and "balanced communities." Residential projects shall be expected to manifest compliance with the housing policies and Action Program of this municipality. The City shall encourage the State to finance well-planned, well-constructed, and well-managed, mixed-income residential complexes.

## 4. Problem: Employment

There is a shortage of employment opportunities in Chula Vista for members of low and moderate income families.

### Solution:

The City Council and the Chula Vista Chamber of Commerce are actively engaged in the encouragement of commercial and industrial development in Chula Vista. The City is also improving its local transit facilities, and is participating in the Metropolitan Transit Development Board's regional transit program. These efforts should improve the employment opportunities of low and moderate income residents.

## IV. ENVIRONMENTAL

An Initial Study, IS-81-44, of possible adverse environmental impacts of the revised Housing Element was conducted by the Environmental Review Committee on June 4, 1981. The Committee concluded that there would be no significant



environmental effects and recommended adoption of a Negative Declaration on the "project".

#### V. CONCLUSION:

The City of Chula Vista, the second largest city in San Diego County, is the focus of considerable growth and urban expansion. Chula Vista's natural endowments, energetic citizenry and stable politics have coalesced to make this city's several communities desirable places in which to work and live. The residents of this municipality have, for two decades, insisted that local urbanization be paced and guided by sound urban planning, and they have consequently enjoyed the fruits of an orderly and stable environment.

The Housing Element provides the City of Chula Vista with the policy and action program essential to the extension of the benefits of decent housing and suitable living environments to all economic segments in the Planning Area. The Element calls for new horizons in social, economic, and physical planning, and provides local and regional government, developers, subdividers and citizenry-at-large with the opportunity of cooperating to make Chula Vista an "ideal" city.

#### Plan Administration Notes

The Housing Element is an integral part of the Chula Vista General Plan, and its administration should be coordinated with the administration of the General Plan's land use, circulation, conservation, and economic development goals, objectives and policies. The Housing Element's administration should also be responsive to the "Energy and Water Conservation Policies of the City of Chula Vista."

In accordance with the direction provided by the State of California's Urban Development Policy, the City of Chula Vista has adopted a Growth Management Policy. The Policy calls for urban in-filling and discourages disorderly patterns of growth and development. The provisions of the Policy do not prescribe strategies which would curtail the production of essential housing, or significantly increase the cost thereof.

The City of Chula Vista believes that the careful administration of sound conservation and growth management policies should foster the production of affordable housing. For example, smaller lots and building sites could reduce the demand for urban sprawl, conserve energy and water and lower the overall price of new housing, simultaneously.





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